

**WILLMAR CITY COUNCIL PROCEEDINGS**  
**BOARD ROOM**  
**HEALTH AND HUMAN SERVICES BUILDING**  
**WILLMAR, MINNESOTA**  
**& BY ELECTRONIC MEANS (GOTO MEETING)**

April 5, 2021  
7:00 p.m.

The regular meeting of the Willmar City Council was called to order by the Mayor Pro Tempore Rick Fagerlie. Members present on a roll call were Mayor Pro Tempore Rick Fagerlie, Council Members Julie Asmus, Thomas Butterfield, Michael O'Brien, Justin Ask, Andrew Plowman, and Audrey Nelsen. Present 7, Absent 2. Mayor Marv Calvin and Council Member Vicki Davis were excused from the meeting.

Also present were City Administrator Brian Gramentz, Police Chief Jim Felt, Finance Director Steve Okins, Parks and Recreation Director Rob Baumgarn, Public Works Director Sean Christensen, Planning and Development Services Director David Ramstad, City Planner Sarah Swedburg, City Clerk Judy Thompson, and City Attorney Robert Scott.

There were no additions or deletions to the agenda.

Council Member Asmus moved to approve the agenda, as presented. Council Member Plowman seconded the motion which carried, on a roll call vote of Ayes 7, Noes 0.

City Clerk Judy Thompson reviewed the consent agenda.

- A. City Council Minutes of March 15, 2021
- B. Special City Council Minutes of March 15, 2021
- C. Willmar Municipal Utilities Commission Minutes of March 22, 2021
- D. Planning Commission Minutes of March 17, 2021
- E. Accounts Payable Report of March 11 – March 31, 2021
- F. Temporary On-Sale Liquor License for Willmar Fraternal Order of Eagles
- G. Application for EDC Operations Board – Abdullahi Awale
- H. Public Works/Safety Committee Minutes of March 18, 2021
  - 1. ~~Approve Plans and Specifications and Advertisement for Bids for Robbins Island Phase II Improvements~~
  - 2. **Resolution No. 2021-064 Approve and Authorize Signatures for Willmar Municipal Utilities District Heating MOA**
- I. Finance Committee Minutes of March 18, 2021
  - 1. Approve Investment Policy
- J. **Resolution No. 2021-065 "Preserve on 24<sup>th</sup>" Minor Subdivision Approval with Conditions as Stated**
- K. Convention and Visitors Bureau Minutes of February 16, 2021
- L. Human Rights Commission Minutes of January 26, 2021
- M. Police Commission Minutes of February 1, 2021
- N. Main Street Minutes of March 23, 2021

Council Member Nelsen offered a motion to introduce **Resolution No. 2021-063 Approving Consent Agenda Items**. Council Member Plowman asked that Item H.1. be removed for discussion. Council Member Asmus seconded the motion to approve the consent agenda, with the removal of Item H.1., which carried on a roll call vote of Ayes 7, Noes 0.

Council Member Plowman introduced Robbins Island Committee Chair Rachel Skretvedt, and Bolton & Menk representative Jared Voge who gave a presentation on the Invest in Willmar Robbins Island project.

Following the presentation, Council Member Plowman offered a motion to approve Item H.1., and introduced **Resolution No. 2021-066 Approve Plans and Specifications and Advertisement for Bids for Robbins Island Phase II Improvements**. Council Member Nelsen seconded the motion which carried, on a roll call vote of Ayes 7, Noes 0.

At 7:25 p.m. Mayor Pro Tempore Fagerlie opened the public hearing for the approval of conduit financing request for hospital debt from CentraCare/Carris Health. Kennedy & Graven representative Jenny Boulton presented details of said financing and recommended Council approve the proposed resolution.

There being no one to speak for or against said resolution, Mayor Pro Tempore Fagerlie closed the public hearing at 7:34 p.m. and opened it up for discussion by the Council. Following discussion, Council Member Nelsen introduced **Resolution No. 2021-067 Authorizing the Issuance and Sale of Conduit Revenue Refunding Bonds (CentraCare Health System)**. Council Member Plowman seconded the motion, which carried on a roll call vote of Ayes 7, Noes 0.

City Planner Swedburg presented a request to set a public hearing for April 19, 2021 at 7:01 p.m. to amend the Willmar Zoning Ordinance 1060, Sections 2.B and 6.I relating to multi-family housing in the General Business District. It was noted the Planning Commission held a public hearing on March 17, 2021 and approved said amendment.

Following discussion, Council Member Asmus offered a motion to introduce **Resolution No. 2021-068 Authorization to Set a Public Hearing for An Amendment to the Zoning Ordinance Related to Multi-Family Housing in the General Business Zone** and also to **introduce an Ordinance Amending No. 1060 Known as the Willmar Zoning Ordinance by Amending Sections 2.B and 6.I Relating to Multi-Family Housing in the General Business District**. Council Member Nelsen seconded the motion which carried, on a roll call vote of Ayes 7, Noes 0.

City Planner Swedburg presented a request to adopt a resolution authorizing staff to accept the awarded 2021 Willmar Arts Recovery Grant. It was noted the grant money will be utilized by Willmar Main Street to expand the Artists on Main Street program in 2021.

**Resolution No. 2021-069 Authorization to Accept 2021 Willmar Arts Recovery Grant** was introduced by Council Member Plowman. Council Member Nelsen seconded the motion which carried, on a roll call vote of Ayes 7, Noes 0.

City Planner Swedburg presented a request to adopt a resolution authorizing staff to apply for and accept, if awarded, a 2021 AARP Community Challenge Grant. It was noted the grant money (\$15,000) will be utilized to work with local artists to create three new bike racks. There are no matching funds required.

**Resolution No. 2021-070 Authorization to Apply For and Accept If Awarded a 2021 AARP Community Challenge Grant** was introduced by Council Member Nelsen. Council Member Ask seconded the motion which carried, on a roll call vote of Ayes 7, Noes 0.

Parks and Recreation Director Baumgarn stated at a recent City Council Work Session held on March 29, 2021, there were many questions raised pertaining to project components found within the Local Option Sales Tax top four projects. As a result, he gave a presentation to the Council that outlined the priorities and scope of work defined from each subcommittee in an effort to clarify any questions/concerns.

Following discussion, Council Member Butterfield suggested Representative Baker and Senator Lang be invited to a future Council meeting to review the legislative process in approving a local option sales tax.

This item was for information only and no action was taken by Council.

Economic Development Commission Business Development Manager Connie Schmoll presented a request of the Council to adopt a resolution showing support for expansion of broadband service in Kandiyohi County.

**Resolution No. 2021-071 Authorization to Send Letter of Support for the Border-To-Border Broadband Development Grant** was introduced by Council Member Asmus. Council Member Ask seconded the motion which carried, on a roll call vote of Ayes 7, Noes 0.

Council Member O'Brien offered the following comment: gave a "shout out" to the Public Works Department for their timely response to a recent storm water issue in his area.

Council Member Ask offered the following comment: gave a "shout out" to the girls and boys basketball teams for a great season.

Council Member Nelsen offered the following comment: Bethesda recently received statewide recognition for the nursing home.

The upcoming Committee meetings will be as follows: Public Works/Safety Committee – Thursday, April 8th at 4:30 p.m.; Finance Committee – Thursday, April 8th at 5:45 p.m.; Community Development Committee – Monday, April 12th at 5:30 p.m.; and Labor Relations Committee – Tuesday, April 13th at 5:45 p.m.

Council Member Plowman offered a motion to adjourn the meeting with Council Member Asmus seconding the motion which carried. The meeting adjourned at 8:41 p.m.

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
SECRETARY TO THE COUNCIL

#### **RESOLUTION NO. 2021-063**

#### **APPROVING CONSENT AGENDA ITEMS**

Motion By: Nelsen

Second By: Asmus

WHEREAS, the City Charter for the City of Willmar requires the City Council approve all Consent Agenda items by resolution.

BE IT RESOLVED by the City Council of the City of Willmar Minnesota, that all Consent Items of the April 5, 2021 City Council meeting be approved as presented.

Dated 5th day of April, 2021

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
CITY CLERK

**RESOLUTION NO. 2021-064**

**AUTHORIZATION TO APPROVE A MEMORANDUM OF AGREEMENT WITH WILLMAR MUNICIPAL UTILITIES  
FOR DISTRICT HEATING UNDERGROUND PIPING WITH REGARDS TO STREET PROJECTS.**

Motion By: Nelsen

Second By: Asmus

BE IT RESOLVED by the City Council of the City of Willmar, a Municipal Corporation of the State of Minnesota, that the City Administrator be authorized to sign a Memorandum of Agreement between the City of Willmar and Willmar Municipal Utilities for district heating underground piping with regards to street projects.

Dated this 5<sup>th</sup> day of April, 2021

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
CITY CLERK

**RESOLUTION NO. 2021-065**

**"PRESERVE ON 24<sup>TH</sup>"  
MINOR SUBDIVISION APPROVAL**

Motion By: Nelsen

Second By: Asmus

BE IT RESOLVED by the City Council of the City of Willmar, a municipal corporation of the State of Minnesota, that the "Preserve on 24<sup>th</sup>" Minor Subdivision be approved with the following conditions:

- A. The General Business District text amendment to allow multifamily housing as a Conditional Use Permit shall be approved by Planning Commission and City Council.
- B. An outlot or recordable easements shall be created to provide access to the northern-most parcel.
- C. Declarations/covenants for the internal access shall be submitted to Staff and recorded concurrently with plat for ease of tractability.
- D. Park Dedication fees shall be paid prior to issuance of building permits.

Dated this 5<sup>th</sup> day of April, 2021

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
CITY CLERK

**RESOLUTION NO. 2021-066**

**RESOLUTION APPROVING THE PLANS/SPECIFICATIONS AND AUTHORIZE THE ADVERTISEMENTS FOR BIDS  
FOR THE INVEST IN WILLMAR ROBBINS ISLAND PROJECT**

Motion By: Plowman Second By: Nelsen

BE IT RESOLVED by the City Council of the City of Willmar to approve the plans/specifications and authorize the advertisements for bids for the Invest in Willmar Robbins Island project.

Dated this 5th day of April, 2021

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
CITY CLERK

**RESOLUTION NO. 2021-067**  
**RESOLUTION AUTHORIZING THE ISSUANCE AND SALE**  
**OF CONDUIT REVENUE REFUNDING BONDS**  
**(CENTRACARE HEALTH SYSTEM)**

Motion By: Nelsen Second By: Plowman

WHEREAS, the City of Willmar, Minnesota (the "City") owns a 136-bed acute care hospital located at 301 Becker Avenue SW in the City, known as Rice Memorial Hospital (the "Hospital"), which has been established pursuant to Minnesota Statutes, Section 447.05, as amended, and is operated under the authority of a board of directors appointed in accordance with Minnesota Statutes, Section 447.07, as amended (the "Rice Board"), along with certain related health care facilities including Rice Care Center, Rice Home Medical, and Rice Hospice (collectively, with the Hospital, the "Rice Facilities");

WHEREAS, the City issued its (i) \$40,910,000 General Obligation Hospital Revenue Refunding Bonds, Series 2012A (Rice Memorial Hospital Project) and its (ii) \$9,100,000 Hospital Revenue Notes, Series 2013 (Rice Care Center Project) (collectively, the "Hospital Bonds"), the proceeds of which were used to finance improvements to the Rice Facilities;

WHEREAS, on December 31, 2017, the City, CentraCare Health System, a Minnesota nonprofit corporation ("CentraCare") and Carris Health, LLC, a Minnesota limited liability company ("Carris"), a wholly-owned subsidiary of CentraCare, entered into that certain Operating Lease Agreement (the "Original Agreement") as amended by that certain First Amendment to Operating Lease, dated July 18, 2018 (the "First Amendment" and, together with the Original Agreement and the Second Amendment described below, the "Lease Agreement") whereby the City agreed to lease, and transfer the operation of, the Rice Facilities to Carris, and Carris agreed to maintain services at the Rice Facilities, operate the Rice Facilities in a manner consistent with its charitable purposes and tax-exempt status, and

pay a monthly base rent to the City in amounts equal to the principal and interest payments due on the Hospital Bonds;

WHEREAS, this City Council (the "Council") of the City has received a proposal from The Saint Cloud Hospital, a Minnesota nonprofit corporation and 501(c)(3) organization (the "Borrower") as the representative of the obligated group consisting of the Borrower, CentraCare; CentraCare Health Services—Melrose, a Minnesota nonprofit corporation; CentraCare Health Services—Long Prairie, a Minnesota nonprofit corporation; CentraCare Health System—Sauk Centre, a Minnesota nonprofit corporation; CentraCare Health—Paynesville, LLC, a Minnesota limited liability company; CentraCare Health System—NR, LLC, a Minnesota limited liability company; Carris; Carris Health—Redwood, LLC, a Minnesota limited liability company and Affiliated Community Medical Centers, Ltd., a Minnesota corporation (collectively, the "Obligated Group") that the City issue its Health Care Revenue Bonds, Series 2021A (CentraCare Health System), in one or more series (the "Series 2021A Bonds"), on behalf of the Borrower, pursuant to Minnesota Statutes, Sections 469.152 to 469.165, as amended (the "Act"), to refund the Hospital Bonds; and

WHEREAS, because the City's obligations under the Hospital Bonds will be discharged pursuant to the issuance of the Series 2021A Bonds, the City, CentraCare, and Carris desire to amend the Original Agreement to modify the provisions related to the Hospital Bonds, including without limitation, to reflect that no monthly base rent payments, related to the payment of debt service on the Hospital Bonds, are due and payable by Carris under the Lease Agreement pursuant to a Second Amendment to Operating Lease Agreement to be executed upon the issuance of the Series 2021A Bonds (the "Second Amendment");

WHEREAS, the purpose of the Act, as found and determined by the legislature, is to promote the welfare of the State by the active attraction and encouragement and development of economically sound industry and commerce to prevent so far as possible the emergence of blighted and marginal lands and areas of chronic unemployment and the welfare of the State also requires the provision of necessary health care facilities, so that adequate health care services are available to residents of the State at reasonable cost;

WHEREAS, a public hearing on the Project was held by the Council of the City on this same date, after notice was published and materials made available for public inspection at the City Hall, all as required by the Act and Section 147(f) of the Internal Revenue Code of 1986, as amended, at which public hearing all those appearing who desire to speak were heard and written comments were accepted; and

WHEREAS, the City, the Borrower and the Lender, as defined hereinafter, have agreed upon sufficient details of the proposed revenue bonds to enable the City to adopt this resolution (the "Resolution") on this date.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City, as follows:

1. Proposal; Refunding. The Council has received a proposal from the Borrower that the City refund the Hospital Bonds pursuant to the Act through issuance by the City of the Series 2021A Bonds. The Series 2021A Bonds shall be issued for the purpose of (i) refinancing improvements to the Rice Memorial Hospital, Rice Care Center, Rice Home Medical, and Rice Hospice (collectively, the "Project"), which were previously financed with the proceeds of the Hospital Bonds, and (ii) pay the costs of issuing the Series 2021A Bonds (collectively, the "Refunding").

2. Structure of Bonds. Pursuant to a Loan Agreement for the Series 2021A Bonds (the "Loan Agreement"), to be entered into between the City and the Borrower, drafts of which are on file with the City Clerk, the Borrower will issue to the City one or more obligations of the Obligated Group with respect to the Series 2021A Bonds (the "Obligations"). The Obligations will be issued under the Master Trust Indenture (the "Master Indenture"), dated as of December 1, 1985, between the Borrower and U.S. Bank National Association, as trustee (the "Master Trustee"), as supplemented and amended by a Supplemental Indenture thereto (the "Supplemental Indenture") to be entered into between the Borrower and the Master Trustee. Under the Obligations with respect to the Series 2021A Bonds, the Borrower will unconditionally agree to repay the Loan made by the City under the Loan Agreement with respect to the Series 2021A Bonds in specified amounts and at specified times sufficient to make the necessary payments of principal of, premium, if any, and interest on the Series 2021A Bonds, when due. In addition, the Loan Agreement contains provisions relating to the payment by the Borrower of administrative costs of the Bond Trustee (as hereinafter defined), the administrative fee of the City, indemnification, insurance and other agreements and

covenants which are required by the Act or which are permitted by the Act and which the City and the Borrower deem necessary or desirable for the sale of such Bonds.

Pursuant to a Trust Indenture (the "Bond Indenture") to be entered into between the City and U.S. Bank National Association, as Trustee (the "Bond Trustee"), a draft of which is on file with the City Clerk, the City assigns and pledges all of its right, title and interest in the Loan Agreement with respect to such Bonds (other than the rights specifically retained by the City Issuers including, but not limited to, indemnification and administrative fees and expenses), the Obligations, the Master Indenture and the Supplemental Indenture to the Bond Trustee. In addition, the Bond Indenture, among other things, sets the interest rates, maturity dates and redemption provisions for the Series 2021A Bonds, establishes the various funds and accounts for the deposit and transfer of money and contains other provisions which are required by the Act or which are permitted by the Act and which the City and the Borrower deem necessary or desirable in connection with the sale of the Series 2021A Bonds.

The Series 2021A Bonds are proposed to be sold to TD Bank, N.A. (the "Lender") in accordance with the terms of a Continuing Covenant Agreement dated as of April 1, 2021 (the "Purchaser Agreement") by and among the Borrower, as Representative of the Obligated Group, on behalf of itself and the other members of the Obligated Group, and the Lender.

3. Findings. On the basis of information available to the City it appears, and the City hereby finds, that:

(a) the Project constitutes properties, real and personal, used or useful in connection with one or more revenue producing enterprises within the meaning of Subdivision 2(d) of Section 469.153 of the Act; that the Project furthers the purposes stated in Section 469.152; that the availability of the financing under the Act and willingness of the City to furnish such financing will be a substantial inducement to the Borrower to undertake the Project, and that the effect of the Project, if undertaken, will be to assist in the prevention of the emergence of blighted and marginal land, to help prevent chronic unemployment, to help the surrounding area retain and eventually improve the tax base, to provide the range of service and employment opportunities required by the population, to help prevent the movement of talented and educated persons out of the state and to areas within the State where their services may not be as effectively used, to promote more intensive development and use of land within the City and surrounding communities, and to provide necessary health care facilities, so that adequate health care services are available to residents of the State at reasonable cost.

(b) the Act authorizes the refunding of the Refunded Bonds, the issuance and sale of the Series 2021A Bonds, the execution and delivery by the City of the Series 2021A Bonds, the Loan Agreement and Bond Indenture (collectively the "Bond Documents"), the performance of all covenants and agreements of the City contained in the Bond Documents, and the performance of all other acts and things required under the constitution and laws of the State of Minnesota to make the Bond Documents valid and binding obligations of the City in accordance with their terms;

(c) it is desirable that the Series 2021A Bonds be issued by the City upon the terms set forth in the Bond Indenture;

(d) the payments under the Loan Agreement and Obligations are fixed to produce revenue sufficient to provide for the prompt payment of principal of, premium, if any, and interest on the Series 2021A Bonds issued under the Bond Indenture when due, and the Loan Agreement and Bond Indenture also provide that the Borrower is required to pay all expenses of the operation and maintenance of the facilities to be refinanced by the Series 2021A Bonds, including, but without limitation, adequate insurance thereon and insurance against all liability for injury to persons or property arising from the operation thereof, and all taxes and special assessments levied upon or with respect to the premises of said facilities and payable during the term of the Loan Agreement and Bond Indenture; and

(e) under the provisions of the Act, and as provided in the Loan Agreement and Bond Indenture, the Series 2021A Bonds are not to be payable from or charged upon any funds other than the revenue pledged to the payment thereof; the City is not subject to any liability thereon; no holder of any Bond shall ever have the right to compel any exercise by the City of its taxing powers to pay any of the Series 2021A Bonds or the interest or premium thereon, or to enforce payment thereof against any property of the City except the interests of the City in the Loan

Agreement and the Obligations which will be assigned to the Bond Trustee under the Bond Indenture; the Series 2021A Bonds shall not constitute a charge, lien or encumbrance, legal or equitable, upon any property of the City except the interests of the City in the Loan Agreement and the Obligations which will be assigned to the Bond Trustee under the Bond Indenture; the Series 2021A Bonds shall recite that the Series 2021A Bonds do not constitute or give rise to a pecuniary liability or moral obligation of the City, the State of Minnesota or its political subdivisions, and that the Series 2021A Bonds, including interest thereon, are payable solely from the revenues pledged to the payment thereof; and that the Series 2021A Bonds shall not constitute a debt of the City within the meaning of any constitutional, charter or statutory limitation.

4. Approval of Forms; Execution. Subject to the provisions of paragraphs 7 and 8 hereof, the forms of the Second Amendment and the Bond Documents and exhibits thereto, together with any related documents and certificates necessary to the transaction described above (collectively, the "Financing Documents"), are approved substantially in the forms submitted. The Financing Documents, in substantially the forms submitted, are directed to be executed in the name and on behalf of the City by the Mayor and the City Administrator or City Clerk (the "Officials"). In the event of absence or disability of the Officials, any of the documents authorized by this Resolution to be executed may be executed without further act or authorization of the Council by any duly designated acting official, or by such other officer or officers of the City as, in the opinion of legal counsel to the City, may act in their behalf.

5. Issuance; Acceptance of Offer. The City shall proceed forthwith to issue the Series 2021A Bonds, in the form and upon the terms set forth in the Bond Indenture and this Resolution. The Series 2021A Bonds shall be issued in an aggregate principal amount not to exceed \$35,000,000, shall be payable or prepayable at such time or times, shall bear interest at such rate or rates, shall be purchased by the Lender at such price and shall be subject to such other terms and conditions as the officers of the Borrower and the Lender shall agree to, which agreement with respect to the Series 2021A Bonds shall be deemed to have been made upon execution of the Bond Indenture and Purchaser Agreement. The Officials are hereby authorized and directed, in conjunction with the appropriate officers of the City, to prepare and execute the Series 2021A Bonds as prescribed in the Bond Indenture and to deliver them to the Bond Trustee for authentication and delivery to, or at the direction of, the Lender.

6. Records and Certificates. The Officials and other officers of the City are authorized and directed to prepare and furnish to the Lender certified copies of all proceedings and records of the City relating to the Series 2021A Bonds and such other affidavits and certificates as may be required to show the facts relating to the legality of the Series 2021A Bonds as such facts appear from the books and records in the officers' custody and control or as otherwise known to them, and all such certified copies, certificates and affidavits, including any heretofore furnished, shall constitute representations of the City as to the truth of all statements contained therein.

7. Changes in Forms Approved. The approval hereby given to the Financing Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by counsel to the City and by the Officials authorized herein to execute or accept, as the case may be, said documents prior to their execution; and said Officials are hereby authorized to approve said changes on behalf of the City. The execution of any instrument by the appropriate officer or officers of the City herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof.

8. Future Amendments. The authority to approve, execute and deliver future amendments to Financing Documents entered into by the City in connection with the issuance of the Series 2021A Bonds and consents required under such Financing Documents is hereby delegated to the Officials, subject to the following conditions: (a) such amendments or consents do not require the consent of the holders of the Series 2021A Bonds or such consents have been obtained; (b) such amendments or consents do not materially adversely affect the interests of the City; (c) such amendments or consents do not contravene or violate any policy of the City, and (d) such amendments or consents are acceptable in form and substance to the counsel retained by the City to review such amendments. The authorization hereby given shall be further construed as authorization for the execution and delivery of such certificates and related items as may be required to demonstrate compliance with the agreements being amended and the terms of this Resolution. The execution of any instrument by the Officials, shall be conclusive evidence of the approval of such instruments in accordance with the terms hereof. In the absence of any Official, any instrument

authorized by this paragraph to be executed and delivered may be executed by the officer of the City authorized to act in said Official's place and stead.

9. Submission of Project to DEED. In accordance with Section 469.154 of the Act, the City Administrator of the City is hereby authorized and directed to submit the proposal for the Project to Minnesota Department of Employment and Economic Development ("DEED"). The City Administrator and other officers, employees and agents of the City are hereby authorized to provide DEED with any preliminary information needed for this purpose, and the City Administrator is authorized to initiate and assist in the preparation of such documents as may be appropriate to the Project, if it is approved.

10. Employment Opportunities. In accordance with Section 469.154, subdivision 7, of the Act, the officers, employees, and agents of the City are hereby authorized and directed to encourage the Borrower to provide employment opportunities to economically disadvantaged or unemployed individuals. Such individuals may be identified by such mechanisms as are available to the Borrower, such as a first source agreement in which the Borrower agrees to use a designated State employment office as a first source for employment recruitment, referral, and placement.

11. Headings; Terms. Paragraph headings in this Resolution are for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision hereof. Capitalized terms used but not defined herein shall have the meanings given them in the Bond Indenture or Loan Agreement.

The motion for the adoption of the foregoing resolution was duly seconded by Member Plowman, and after full discussion thereof and upon vote being taken thereon, the following voted in favor thereof: Council Members Rick Fagerlie, Julie Asmus, Thomas Butterfield, Michael O'Brien, Justin Ask, Andrew Plowman, and Audrey Nelsen

and the following voted against the same: None

whereupon said resolution was declared duly passed and adopted this 5<sup>th</sup> day of April, 2021.

/s/ Rick Fagerlie

MAYOR PRO TEMPORE

ATTEST:

/s/ Judy Thompson

CITY CLERK

**RESOLUTION NO. 2021-068**

**AUTHORIZATION TO SET A PUBLIC HEARING FOR  
AN AMENDMENT TO THE ZONING ORDINANCE RELATED TO  
MULTIFAMILY HOUSING IN THE GENERAL BUSINESS ZONE**

Motion By: Asmus

Second By: Nelsen

BE IT RESOLVED by the City Council of the City of Willmar, a municipal corporation of the State of Minnesota, that a public hearing will be held on Monday, April 19<sup>th</sup> to hear reasons for and against an ordinance amending No. 1060 known as the Willmar Zoning Ordinance, by amending sections 2.B & 6.I relating to multifamily housing in the General Business District.

Dated this 5<sup>th</sup> day of April, 2021

/s/ Rick Fagerlie

MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson

CITY CLERK

**RESOLUTION NO. 2021-069**

**AUTHORIZATION TO ACCEPT  
2021 WILLMAR ARTS RECOVERY GRANT**

Motion By: Plowman

Second By: Nelsen

BE IT RESOLVED by the City Council of the City of Willmar, a municipal corporation of the State of Minnesota, that City Staff be authorized to accept the awarded funding for the 2021 Willmar Arts Recovery Grant in the amount of \$4,000 from the Willmar Area Community Foundation.

Dated this 5<sup>th</sup> day of April, 2021

/s/ Rick Fagerlie

MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson

CITY CLERK

**RESOLUTION NO. 2021-070**

**AUTHORIZATION TO APPLY FOR AND ACCEPT IF AWARDED  
A 2021 AARP COMMUNITY CHALLENGE GRANT**

Motion By: Nelsen

Second By: Ask

BE IT RESOLVED by the City Council of the City of Willmar, a municipal corporation of the State of Minnesota, that City Staff be authorized to apply for and accept if awarded a 2021 AARP Community Challenge Grant in the amount of \$15,000.

Dated this 5<sup>th</sup> day of April, 2021

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
CITY CLERK

**RESOLUTION NO. 2021-071**

**AUTHORIZATION TO SEND LETTER OF SUPPORT FOR THE BORDER-TO-BORDER BROADBAND  
DEVELOPMENT GRANT**

Motion By: Asmus

Second By: Ask

BE IT RESOLVED by the City Council of the City of Willmar, a municipal corporation of the State of Minnesota, that the City of Willmar submit a letter of support to the Office of Broadband Development for application to the Border-to-Border Broadband Development Grant Program.

Dated this 5th day of April, 2021

/s/ Rick Fagerlie  
MAYOR PRO TEMPORE

Attest:

/s/ Judy Thompson  
CITY CLERK